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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

001008

That FSD ASSOCIATES, INC., A Maine Corporation organized and existing under the laws of the State of Maine and having its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by GERARD E. BROUILLARD and RICHARD P. MICHAUD of Old Saybrook, County of Middlesex, and State of Connecticut, whose mailing address is 241 Essex Road, Old Saybrook, Connecticut 06475, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said GERARD E. BROUILLARD and RICHARD P. MICHAUD as joint tenants and not as tenants in common, their heirs and assigns forever,

THE UNIT known and designated as Unit #1 in RIDGEWOOD PINES CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin W. Beck, Professional Engineer and Registered Land Surveyor, entitled "Ridgewood Pines Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File D-86235. Specific reference is made to the RIDGEWOOD PINES CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 8, 1986 and is recorded in said Registry of Deeds in Book 3069, Page 185, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the building and units by the said Melvin W. Beck are Exhibit D to the Declaration and are recorded in said Registry in Plan Files D-86236, D-86237, D-86238, and D-86239.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said GERARD E. BROUILLARD and RICHARD P. MICHAUD as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND it does covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all en-

cumbrances, **except as aforesaid**, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said **FSD ASSOCIATES, INC.**, has caused this instrument to be sealed and signed in its corporate name by ROBERT NARDI, President, thereunto duly authorized, this 31st day of December, 1986.

Signed, Sealed and Delivered
in the presence of

FSD ASSOCIATES, INC.

By Robert Nardi
Robert Nardi
Its President

SEAL

STATE OF MAINE, COUNTY OF KENNEBEC ss.

December 31, 1986

Personally appeared the above named Robert Nardi, President of said FSD ASSOCIATES, INC., as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Mary E. Soule

Notary Public
Print Name

My commission expires

MARY E. SOULE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 20, 1989

SEAL

RECEIVED KENNEBEC SS.

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